023.0	0002	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	962,600 / 962,600
					USE VALUE:	962,600 / 962,600
					ASSESSED:	962,600 / 962,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
51		TEEL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FORT FRANK C
Owner 2:	HAMILTON MONICA L
Owner 3:	
Street 1:	51 TEEL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GURRY JOANNE M/ ESTATE -
Owner 2:	-
Street 1:	51 TEEL STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,375 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1900, having primarily Aluminum Exterior and 2427 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5375.000	496,300	1,300	465,000	962,600
Total Card	0.123	496,300	1,300	465,000	962,600
Total Parcel	0.123	496,300	1,300	465,000	962,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 396.62 | /Parcel: 396.6

Legal Description

User Acct

15003

GIS Ref

GIS Ref

Insp Date

07/22/17

Entered Lot Size

Total Land:

Land Unit Type:

!1886!

PREVIOUS ASSESSMENT

Parcel ID 023.0-0002-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	496,400	1300	5,375.	465,000	962,700	962,700	Year End Roll	12/18/2019
2019	104	FV	389,200	1400	5,375.	494,100	884,700	884,700	Year End Roll	1/3/2019
2018	104	FV	389,200	1400	5,375.	360,400	751,000	751,000	Year End Roll	12/20/2017
2017	104	FV	357,300	1100	5,375.	313,900	672,300	672,300	Year End Roll	1/3/2017
2016	104	FV	357,300	1100	5,375.	267,400	625,800	625,800	Year End	1/4/2016
2015	104	FV	299,200	1100	5,375.	261,600	561,900	561,900	Year End Roll	12/11/2014
2014	104	FV	299,200	1100	5,375.	215,100	515,400	515,400	Year End Roll	12/16/2013
2013	104	FV	310,900	1100	5,375.	204,600	516,600	516,600		12/13/2012

PRINT

Date	Time
12/10/20	17:26:04

LAST REV

Date	Time
10/08/20	08:51:48
jorourke	
1886	

USER DEFINED

Prior Id # 1:	15003
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GURRY JOANNE M/	74955-141		6/24/2020	Estate/Div	1,120,000	No	No		
	19748-242		4/1/1989		126,000	No	No		Joanne Mary Gurry dod 1/29/2020

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/14/2015	941	Insulate	2,529		7/14/2015			Air sealing and in
5/28/2015	403	Re-Roof	10,000					Strip and re-roof.
4/14/2008	348	Redo Bat	9,000			G9	GR FY09	
9/13/2004	862	Redo Kit	20,000	C		G6	GR FY06	
10/9/2003	861	Addition	37,800	C		G6	GR FY06	& PORCH
5/29/1992	205	Manual	3,000					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
10/8/2020	Mail Update	JO	Jenny O
7/22/2020	SQ Returned	JO	Jenny O
7/16/2020	SQ Mailed	MM	Mary M
7/22/2017	Meas/Inspect	HS	Hanne S
4/12/2005	Permit Visit	BR	B Rossignol
11/11/1999	Inspected	267	PATRIOT
9/29/1999	Mailer Sent		
9/29/1999	Measured	264	PATRIOT
8/14/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5375		Sq. Ft.	Site		0	80.	1.08	1									465,002						465,000	

Total AC/HA: 0.12339 | Total SF/SM: 5375 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 465,002 | Spl Credit | Total: 465,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	1.11419094
Const Adj.:	0.98990101
Adj $ / SQ:	176.470
Other Features:	117500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	609712
Depreciation:	113406
Depreciated Total:	496306

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	1	HB	

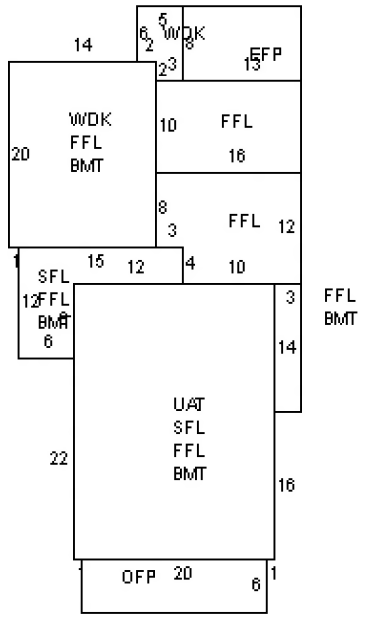
REMODELING

Exterior:	
Interior:	
Additions:	2003
Kitchen:	2004
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	2	
Totals			
2	11	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	176.47
Special Features:	0	Val/Su Net:	119.62
Final Total:	496300	Val/Su SzAd	219.41

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,482	176.470	261,529
BMT	Basement	1,142	52.940	60,459
SFL	Second Floor	780	176.470	137,647
WDK	Deck	356	8.720	3,104
UAT	Upper Attic	165	123.530	20,382
OFP	Open Porch	120	29.940	3,593
EFP	Enclos Porch	104	52.860	5,498
	Net Sketched Area:	4,149	Total:	492,212
Size Ad	2262	Gross Are	4644	FinArea 2427

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 023.0-0002-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	12X13	A	AV	1995	7.28	T	19.2	104			900			900
19	Patio	D	Y	1	8X10	A	AV	2000	6.00	T	15.2	104			400			400

More:	N	Total Yard Items:	1,300	Total Special Featues:		Total:	1,300